

118.0

0003

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

843,900 /

843,900

USE VALUE:

843,900 /

843,900

ASSESSED:

843,900 /

843,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
175		WRIGHT ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GLINA VLADISLAV	
Owner 2:	MOSICHEVA GALINA	
Owner 3:		

Street 1:	175 WRIGHT ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	THOMAS MOLLY/CHERIAN M -
Owner 2:	-

Street 1:	175 WRIGHT ST
Twn/City:	ARLINGTON
St/Prov:	MA

Postal:	02474
Type:	

NARRATIVE DESCRIPTION	
This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1957, having primarily Vinyl Exterior and 2221 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	4
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	No of Units
	4000
	Depth / PriceUnits
	Sq. Ft.

Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
Site			0	70.	1.35	6									378,000					378,000		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4000.000	465,900		378,000	843,900		76018
							GIS Ref
							GIS Ref
							Insp Date
							09/24/18

PREVIOUS ASSESSMENT		Parcel ID	118.0-0003-0003.0							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

2020	101	FV	465,900	0	4,000.	378,000	843,900	843,900	Year End Roll	12/18/2019
2019	101	FV	339,900	0	4,000.	372,600	712,500	712,500	Year End Roll	1/3/2019
2018	101	FV	339,900	0	4,000.	286,200	626,100	626,100	Year End Roll	12/20/2017
2017	101	FV	339,900	0	4,000.	270,000	609,900	609,900	Year End Roll	1/3/2017
2016	101	FV	339,900	0	4,000.	248,400	588,300	588,300	Year End	1/4/2016
2015	101	FV	321,200	0	4,000.	232,200	553,400	553,400	Year End Roll	12/11/2014
2014	101	FV	321,200	0	4,000.	213,800	535,000	535,000	Year End Roll	12/16/2013
2013	101	FV	321,200	0	4,000.	213,800	535,000	535,000		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMAS MOLLY/CH	45465-32		6/24/2005		502,000	No	No		
D'AGOSTINO MARY	24471-46		4/20/1994		163,000	No	No	Y	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
3/8/2002	156	Addition	50,000	C		G4	GR FY04	ADD 2ND FLOOR		9/24/2018	MEAS&NOTICE	CC	Chris C						
										3/23/2009	Measured	197	PATRIOT						
										12/15/2005	MLS	HC	Helen Chinal						
										3/21/2000	Inspected	263	PATRIOT						
										2/14/2000	Measured	270	PATRIOT						
										8/31/1993		EK							

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



USER DEFINED

Prior Id # 1:	76018
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	23:40:04
LAST REV	
Date	Time
10/02/18	10:51:56
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 05 - Garrison	2	Rating: Very Good		A Bath:	Rating:															
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath:	Rating:															
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:															
Foundation: 1 - Concrete				1/2 Bath:	Rating:															
Frame: 1 - Wood				A HBth:	Rating:															
Prime Wall: 4 - Vinyl				OthrFix:	Rating:															
Sec Wall:	%			OTHER FEATURES																
Roof Struct: 1 - Gable				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1												
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Color: BEIGE				Fpl: 1	Rating: Very Good															
View / Desir:				WSFlue:	Rating:															
GENERAL INFORMATION				CONDOS INFORMATION																
Grade: C - Average				Location:																
Year Blt: 1957	Eff Yr Blt:			Total Units:																
Alt LUC:		Alt %:		Floor:																
Jurisdct: G4		Fact: .		% Own:																
Const Mod:				Name:																
Lump Sum Adj:				DEPRECIATION																
INTERIOR INFORMATION				Phys Cond: VG - Very Good	4.6	%														
Avg Ht/FL: STD				Functional:		%														
Prim Int Wall: 1 - Drywall				Economic:		%														
Sec Int Wall:	%			Special:		%														
Partition: T - Typical				Override:		%														
Prim Floors: 3 - Hardwood				Total:	4.6	%														
Sec Floors:	%			CALC SUMMARY																
Bsmnt Flr: 14 - Asphalt Tile				Basic \$ / SQ: 135.00																
Subfloor:				Size Adj.: 1.31964278																
Bsmnt Gar: 1				Const Adj.: 0.99989998																
Electric: 3 - Typical				Adj \$ / SQ: 178.134																
Insulation: 2 - Typical				Other Features: 102500																
Int vs Ext: S				Grade Factor: 1.00																
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000																
Heat Type: 3 - Forced H/W				NBHD Mod:																
# Heat Sys: 1				LUC Factor: 1.00																
% Heated: 100		% AC:		Adj Total: 488383																
Solar HW: NO		Central Vac: NO		Depreciation: 22466																
% Com Wall		% Sprinkled:		Deprecated Total: 465918																
MOBILE HOME				Make:				Serial #:				Year:			Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 118.0-0003-0003.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N				Total Yard Items:				Total Special Features:				Total:								